## **Debbie Beadle**

From:

Birdandcat@aol.com

Sent:

Wednesday, November 14, 2012 10:17 PM

To:

ECA; Debbie Beadle

Subject:

**Environmentally Critical Areas Update Public Comments** 

## Dear Sammamish Planning Commission:

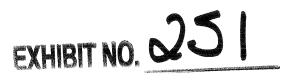
I am submitting these comments related to the Critical Areas Update. Because of the complexity of the subject, I can't comment about the specifics of the code but would like to share my general concerns that I hope you with the expertise will consider in making your recommendations to City Council.

Although there are residents like myself who have tried to do things to make our individual properties wildlife friendly by planting native plants, not using fertilizers or pesticides, composting garden waste, etc., this is just a voluntary act of scattered property owners and thus still requires the authority of the city to come up with code that is wildlife friendly and protects wildlife corridors. Scattered pieces of individual properties do not constitute a corridor. I have neighbors on all sides of me cutting down trees left and right putting in sports courts. So I just have an island of wildlife friendliness, not a corridor. Thus I believe code needs to be strengthened, not weakened in this area. We should continue to accommodate all the wildlife we have here presently and to continue to provide areas for safe passage of predatory wildlife rather than pick and choose certain species and protecting them while not protecting others. We are fortunate to have the large variety of wildlife that we do in our city.

Another issue of concern is that developers have been able to build on steep slopes with resulting landslides and flooding creating problems to those living below. It seems that code in this area needs to be strengthened and perhaps there are areas were further development should not occur at all.

Another issue is wetland buffers. We should maintain them to at least 50 feet as buffers less than that will not protect wetlands. These should not be made smaller. The edges of these riparian areas provide important habitat functions, especially for amphibians, and for wildlife movement. The concern is that people who have negatively impacted buffers in existing homes would not be required to improve them if they go in for a building application to enlarge their home. The burden should not be solely on new development to fix what had been negatively impacted over the years.

I also was reading the comments submitted by Friends of Pine Lake related to the pilot projects and how they feel it would be made better and have to agree with them.



A true phot program would be more like this: taking the density of the slopes and no-disturbance area, proposing the density be built into a 5-8 story building at the bottom of the slope, and increasing the development's density by buying transfer of development rights from other properties in the no disturbance area. The success of this kind of pilot program could be duplicated elsewhere along the parkway and give relief to upslope property owners. It accomplishes everybody's development expectations without the risk.

- Property owners could develop to their full density on a small footprint, Low Impact Development LID
- Density would be added by purchases of upslope property owners' development rights thereby committing them to leave permanent open space tracts in the no disturbance areas.
- Steep slopes and no disturbance areas would remain forested and stable and the city would not have to build expensive stormwater infrastructure.
- This kind of development is sustainable.

This is the kind of discussion we were hoping to see amongst the commission members as you reviewed these Critical Area Regulations

Thank you for considering my comments.

Janet Bird 3310 221st Ave SE Sammamish, WA 98075